

## **PROCEDURES TO IMPLEMENT RECONSTRUCTION OF NEIGHBORHOOD STREETS**

### **1.     Qualifications for Reconstruction of Neighborhood Streets**

The Department of Public Works and Engineering policy for adding an existing public all weather surfaced street to the Paving Assessment Program for new construction, requires the street to be at least 50% developed and served by sanitary sewers and water. The City must also receive a petition signed by at least 75% of the abutting property owners in which they agree to pay their share of the paving assessments as determined by City Council at the hearing on benefits.

### **2.     Initiating the Engineering Design**

After the above requirements have been met, the street is added to the Capital Projects Division's street list. The streets with the earliest petition approval date will be assigned to a project. A Neighborhood Street Reconstruction (NSR) project is established when several qualified streets in a geographic area are identified and funds become available. An engineering firm is selected to prepare construction drawings, specifications and a detailed construction cost estimate for the project to be bid.

### **3.     Bids**

Upon approval of the bid package, the Department of Public Works and Engineering will submit the project to City Council for approval to advertise the project for receipt of bids.

### **4.     Hearing on Benefits**

A hearing on benefits in connection with the assessments for this project will be held in the City Council Chambers after the award of contract but prior to the issuance of a work order. The proposed assessments on these projects are in accordance with Council Motion 70-941 and Motion No. 75-2588. The assessment rate for a new 27-foot wide asphaltic concrete roadway with curbs, storm sewers and sidewalks, is approximately \$12.40 per front foot. If sidewalks already exist or no sidewalks are constructed, the assessment rate is approximately \$8.40 per front foot. For churches, the assessment rate for the first 200 feet of frontage is \$8.00 per front foot with the usual full assessment for the remainder of the frontage. During the hearing on benefits, an independent appraiser who is retained by the City will give testimony in his opinion concerning the enhancement to the abutting properties resulting from the project. From this testimony and any other offered by property owners, the City Council will determine the actual assessment rate.

### **5.     Method of Payment**

The method of payment for assessments on paving projects is one fourth payment after the project is completed and accepted by City Council and one fourth each year for the next three years at the prevailing interest per year on the unpaid balance.